

1 [General Plan - Stonestown Development Project]

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3 **Ordinance amending the General Plan to revise the Urban Design Element, the**
4 **Commerce and Industry Element, and the Land Use Index to reflect the Stonestown**
5 **Development Project; adopting findings under the California Environmental Quality**
6 **Act; making findings of consistency with the General Plan, and the eight priority**
7 **policies of Planning Code, Section 101.1; and adopting findings of public necessity,**
8 **convenience, and welfare under Planning Code, Section 340.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

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14 Be it ordained by the People of the City and County of San Francisco:

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16 Section 1. Environmental and Planning Code Findings.

17 (a) California Environmental Quality Act Findings.

18 (1) At its hearing on May 9, 2024, and prior to recommending the proposed
19 General Plan Amendments for approval, by Motion No. 21559 the Planning Commission
20 certified a Final Environmental Impact Report (FEIR) for the Stonestown Development Project
21 (Project) pursuant to the California Environmental Quality Act (CEQA) (California Public
22 Resources Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs.
23 Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. Copies
24 of said Motion and FEIR are on file with the Clerk of the Board of Supervisors in File
25 No. 240575, and are incorporated herein by reference. In accordance with the actions

1 contemplated herein, this Board has reviewed the FEIR, concurs with its conclusions, affirms
2 the Planning Commission’s certification of the FEIR, and finds that the actions contemplated
3 herein are within the scope of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on May 9, 2024, by Motion No. 21560,
5 the Planning Commission also adopted findings under CEQA, including a statement of
6 overriding considerations, and a Mitigation Monitoring and Reporting Program (MMRP).
7 Copies of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File
8 No. 240575, and are incorporated herein by reference. The Board hereby adopts and
9 incorporates by reference as though fully set forth herein the Planning Commission’s CEQA
10 approval findings, including the statement of overriding considerations. The Board also
11 adopts and incorporates as though fully set forth herein the Project’s MMRP, dated
12 April 18, 2024, and on file with the Clerk of the Board in File No. 240575.

13 (b) Planning Code Findings.

14 (1) Under Charter Section 4.105 and Planning Code Section 340, any
15 amendments to the General Plan shall first be considered by the Planning Commission and
16 thereafter recommended for approval or rejection by the Board of Supervisors.

17 (2) After a duly noticed public hearing on May 9, 2024, in Resolution No. 21562,
18 the Planning Commission initiated amendments to the General Plan. A copy of Planning
19 Commission Resolution No. 21562 is on file with the Clerk of the Board of Supervisors in File
20 No. 240575 and is incorporated herein by reference.

21 (3) On May 9, 2024, the Planning Commission conducted a duly noticed public
22 hearing on the General Plan Amendments pursuant to Planning Code Section 340, and, by
23 Resolution No. 21562, found both i) that the actions contemplated in this ordinance are
24 consistent, on balance, with the City’s General Plan and the eight priority policies of Planning
25 Code Section 101.1, and ii) that the public necessity, convenience, and general welfare

1 require the proposed General Plan Amendments. The Planning Commission adopted the
2 General Plan Amendments and recommended them for approval to the Board of Supervisors.
3 The Board adopts the findings in Resolution No. 21562 as its own. A copy of Planning
4 Commission Resolution No. 21562 is on file with the Clerk of the Board of Supervisors in File
5 No. 240575, and is incorporated herein by reference.

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7 Section 2. The General Plan is hereby amended by revising the Urban Design
8 Element, as follows:

9 For Map 4 (“Urban Design Guidelines for Height of Buildings”), add to the map notes:
10 “Add shading representative of 30-190 feet height range to the boundaries of the Stonestown
11 Development Project, as shown in the Stonestown Special Use District, Planning Code
12 Section 249.9.”

13 For Map 5 (“Urban Design Guidelines for Bulk of Buildings”), add to the map notes:
14 “Add a boundary around Stonestown Development Project area with a reference that states
15 ‘See Stonestown Special Use District, Planning Code Section 249.9’.”

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17 Section 3. The General Plan is hereby amended by revising the Commerce and
18 Industry Element, as follows:

19 For Map 1 (“Generalized Commercial and Industrial Land Use Plan”), add to the map
20 notes: “Add a boundary line around the Stonestown Special Use District; add a reference that
21 states ‘See Stonestown Special Use District, Planning Code Section 249.9, for applicable land
22 uses’; add a boundary around the Stonestown mall portion of the site; and adjust shading
23 boundary to include only the Stonestown Mall portion of the site in the major shopping
24 generalized land use category.”

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1 For Map 2 (“Generalized Commercial and Industrial Density Plan”), add to the map
2 notes: “Add a boundary line around the Stonestown Special Use District; add a reference that
3 states ‘See Stonestown Special Use District, Planning Code Section 249.9, for applicable
4 density controls’; add a boundary line around the Stonestown Mall portion of the site; and
5 adjust the shading boundary to include only the Stonestown Mall portion of the site with an
6 FAR limit of 3.6.1.”

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8 Section 4. The Land Use Index shall be updated as necessary to reflect the
9 amendments set forth in Sections 2 and 3, above.

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11 Section 5. Effective Date. This ordinance shall become effective 30 days after
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
14 of Supervisors overrides the Mayor’s veto of the ordinance.

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16 APPROVED AS TO FORM:
17 DAVID CHIU, City Attorney

18 By: /s/ Giulia Gualco-Nelson
19 GIULIA GUALCO-NELSON
20 Deputy City Attorney

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